

**To:** Patty Lent[Patty.Lent@ci.bremerton.wa.us]  
**From:** Wyn Birkenthal  
**Sent:** Mon 8/23/2010 5:49:58 PM  
**Subject:** Sesko-McConkey PropertiesMay  
[s55jointuse.doc](#)  
[Map-Site Plan.pdf](#)  
[mcconkey\\_0001.jpg](#)

Mayor,

Attached is Art Anderson's design for McConkey's Anderson Cove property. When McConkey's engineer (Pat Vasicek) first approached me about the project I thought he was talking about the brownfield that sits next to the Anderson Cove pump station. Realized later it is a different brownfield located about 250 yards east, on the other side of the condo-marina set up.

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**From:** Patrick Vasicek [mailto:pvasicek@artanderson.com]  
**Sent:** Thursday, February 11, 2010 7:51 PM  
**To:** Wyn Birkenthal  
**Cc:** Father Lappe; Dennis Kirkpatrick; Rob Henry; Greg York; Greg Jose; Eric L. Anderson  
**Subject:** Draft Agreement

Wyn,

Here is an electronic copy of the rough draft agreement for Kiwanis Park.

Also, I attached copies of what we were planning for the McConkey & Sesko properties. Roger Lubovich and Phil Williams are aware that we had planned a light industrial development, with some residential on the second floor of some of the buildings. Trip McConkey and his father Paul have been in the loop on this also. Phil Williams has control over the grant funding & I believe that effort is finished – Geoengineers did a Remedial investigation and EPA followed up with a Targeted Brownfield Assessment effort. I suggested that we move forward with the development as the clean up – much like I did on many sites when I ran the Navy's Superfund program in the Northwest from 1989 – 2001. This is still a tremendous opportunity – it is billion dollar property that lies there basically worthless. If I wanted to make a lot of money (but I don't) I would buy it myself, execute the clean up, and sell the developed assets for many, many millions. It is a perfect set-up for a very nice park, marina & public private venture with a boat manufacturer or maintenance operation.

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